

# 48 TATTYKEERAN ROAD

ENNISKILLEN, CO. FERMANAGH





# 48 TATTYKEERAN ROAD

---

TEMPO, ENNISKILLEN, CO. FERMANAGH, BT94 3FT

Tempo 3.9 miles, Fivemiletown 5.0 miles, Enniskillen 12.1 miles, Omagh 21.2 miles, Derry/Londonderry 54.7 miles, Derry/Londonderry Airport 60.9 miles, Donegal 66.7 miles,  
Belfast International Airport 70.4 miles, Belfast 70.6 miles, Sligo 84.4 miles & Donegal Airport 85.1 miles  
(All Distances Approximate)

## IMMACULATE CONVERTED CHURCH DATING BACK TO 1844

*Property has been finished to an extremely high standard and was sympathetically restored and extended in 2008*

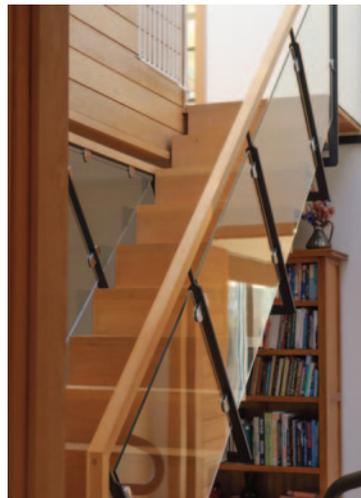
*Extensive & flexible accommodation with 4 double bedrooms & the potential for a further bedroom*

*Runner-up BBC NI 'Home of the Year' in 2011*

*Extremely unique opportunity for purchasers*

*Set in the idyllic countryside on an attractive plot size of about 1.1 acres*

**For Sale by Private Treaty**



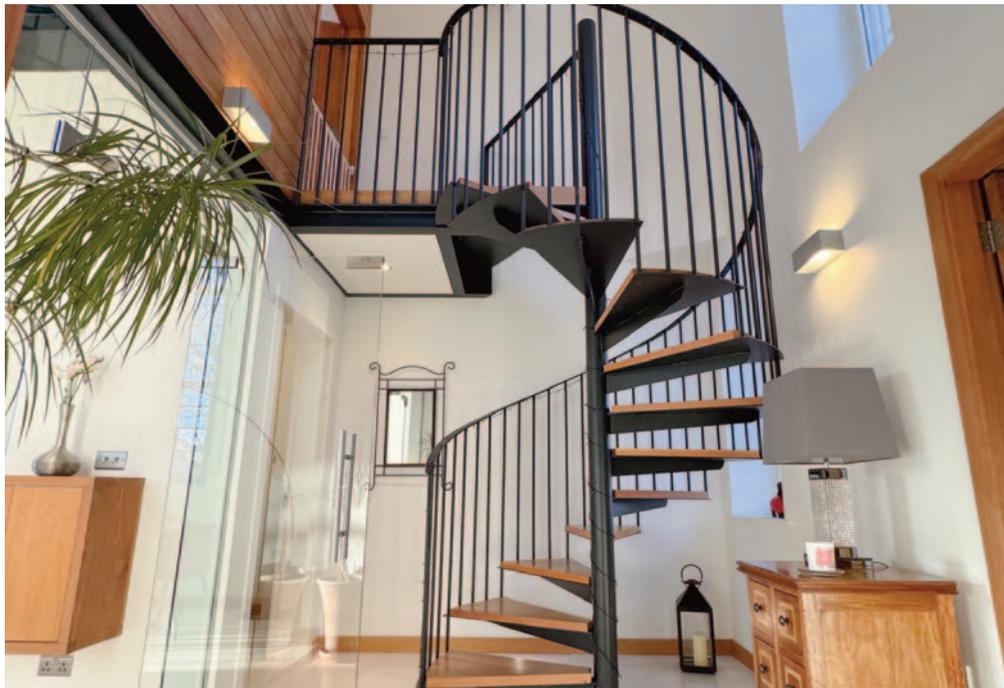
### **Savills Belfast**

Longbridge House  
16-24 Waring Street  
Belfast BT1 2DX

**+44 (0) 28 9026 7820**

**Email: [belfast@savills.ie](mailto:belfast@savills.ie)**

**savills**



## HISTORY

The former Tattykeeran Parish Church was built in 1844 on land gifted by the owner of the Colebrooke Estate. The building served as a church for worship, baptisms, weddings and Sunday school services until the end of 1975. The church then closed for worship and lay vacant until purchased by the Armstrong family in 1996.

Limavady based architect Nathan Armstrong designed the house in 2004, sympathetically converting the former Tattykeeran Church to a private residential dwelling, and ensuring the new extension complimented the church building with an “old meets new” effect. Works commenced in 2006 and were completed in late 2008.

The vestry committee of the surviving Colebrooke Estate Church entrusted the dwelling with the original bell made in Murphys Foundry in Dublin, which is proudly displayed in the hall.

Not surprisingly, the dwelling was shortlisted for BBC NI Home of the year in 2011 in which it received second place. It also featured in the Ulster Historic Churches Trust’s guide to “New Life For Churches in Ireland”.

## TATTYKEERAN PARISH CHURCH





## SITUATION

County Fermanagh is one of the most beautiful and unique counties in Northern Ireland with nearly a third of its landscape covered by lakes and waterways, including Upper and Lower Lough Erne and the River Erne. The location is known for its natural beauty with large areas of forestry covering 14% of the landmass, and offers many upland areas including the West Fermanagh Scarplands, Sliabh Beagh and Cuilcagh mountain range.

The county town of Fermanagh is Enniskillen which is located centrally and about 12.1 miles (19.47 km) from the subject property. Nestled on a small island separating Upper and Lower Lough Erne, Enniskillen's beautiful waterside setting, bustling with cruisers in the summer, makes it the perfect base to explore the charms of County Fermanagh.

The subject property is in the tranquil countryside setting on the outskirts of the small village of Tempo, located at the foot of Brougher Mountain. This area offers the property an extremely private atmosphere, yet basic facilities are provided by the neighbouring villages of Fivemiletown and Tempo.

The area has a variety of activities including a number of eateries such as Milly's Restaurant in Tempo and in Enniskillen the Horseshoe & Saddlers, Dollakis and 28 At The Hollow. Many outdoor and sporting activities are located close by with the Marble Arch Caves set in the picturesque foothills of Cuilcagh Mountain, the Devenish Island known for its 12th century round tower and ruined Augustinian abbey, and the National Trust Crom Estate on Upper Lough Erne offering tranquil landscape of woodlands and historical ruins.

For all golf enthusiasts, the Parkland course located at the Castlecoole Estate is about 10.4 miles distant and Castlehume Golf Club only about 15.2 miles distant. Castlehume's 18-hole parkland course is established as one of the best golfing facilities the Northwest has to offer and has hosted the Ulster PGA Championships an unprecedented ten years in a row.

Local schooling is available at St Mary's Primary School (4.4 miles), Fivemiletown Primary School (5.3 miles), Fivemiletown College (4.7 miles), Tempo Controlled Primary School (4.1 miles), and Enniskillen Royal Grammar School (14.5 miles).



## DESCRIPTION

This is an extremely unique opportunity to purchase a former church building dating back to 1844, that has been beautifully and sympathetically converted and extended to create a spacious 4 bed family home. The accommodation is laid out over two floors and extends to approximately 2,819 sq. ft.

The original church building now accommodates an entrance hall, open plan kitchen/living area, office, utility room and WC, and has maintained a number of original features including the gothic style windows and doors, and high vaulted ceiling. The open plan kitchen/living area forms the heart of the conversion and has been expertly designed to allow for a division of space via sliding panels. Whilst open plan, a cozy environment is provided by a recently installed Burley 18kw wood-burning stove with a full-height black flue and granite hearth. The modern galley-style kitchen features a designated recess for an American-style fridge/freezer, a dual Rangemaster Cooker with an extractor fan, a ceramic tile splash back, white Corian worktops, an integrated dishwasher, and a built-in sink with a Grohe chrome tap. The utility room is accessed via a gothic style doorway off the kitchen, offering further storage and amenities.

Above the kitchen is a unique floating pod accessed by a spiral staircase, which features a full-length feature window and Juliette-style balcony overlooking the ground floor kitchen/living area. The 'floating pod' is currently being used as a home office, but would be suitable for a number of uses to include a snug, playroom, or even an additional bedroom as it also features an ensuite shower room and double storage cupboard.

The modern extension comprises sleek metal-framed double-glazed windows, timber cladding, and a zinc roof with concealed guttering for a sophisticated touch. It features 4 spacious Japanese style double bedrooms (3 ensembles) and the main bathroom. Each bedroom further benefits from built in wardrobe storage and an abundance of natural light. The main bathroom offers a spa-like environment with a deep Japanese inspired bathtub and separate shower, and low level window features providing scenic views of a tranquil Japanese-inspired garden.

The original church building and modern extension are cleverly interlinked by an oak paneled corridor, featuring a window seat ideal for relaxing, and Bi-fold glass doors leading to the rear patio area – a true sun trap.

The conversion has been completed to the highest of standards and features a number of high end finishes and materials throughout including solid oak, glass, steel, natural limestone and mood lighting. The property further benefits from both oil fired central heating and a wood pellet boiler, as well as underfloor heating, Kingspan insulation, secondary glazing and storm glazing on the gothic style windows.

Externally, the property sits on an extensive 1.1 acre site, to include a paddock and a beautifully manicured garden with breathtaking views of the surrounding countryside. A spacious gravel driveway offers an abundance of parking to the front of the dwelling. The property further benefits from a timber garden shed ideal for storage, and a further pebbledash shed that houses the oil and wood pellet boilers.

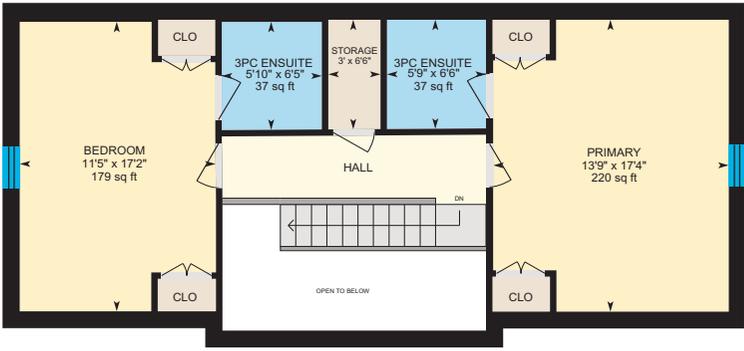
This truly is a unique opportunity to purchase a piece of history that has been immaculately converted, and we strongly recommend viewing to appreciate the standard of this property.



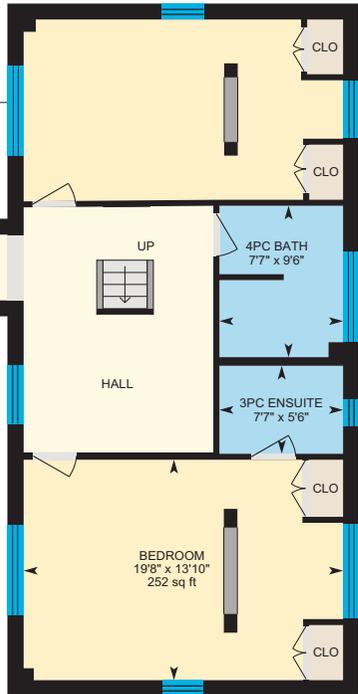
# FLOORPLANS



**Main Floor** Exterior Area 2175.52 sq ft  
Interior Area 1855.18 sq ft



**1st Floor** Exterior Area 771.81 sq ft  
Interior Area 650.18 sq ft  
Excluded Area 82.21 sq ft



**Studio** Exterior Area 411.94 sq ft  
Interior Area 313.01 sq ft  
Excluded Area 59.51 sq ft

# GENERAL REMARKS & STIPULATIONS

## Viewing

Strictly by appointment by the sole selling agents:  
Savills, Longbridge House, 16-24 Waring Street, Belfast, BT1 2DX  
Tel: +44 (0) 28 9026 7820 Email: belfast@savills.ie

## Postcode

The postcode for the property is BT94 3FT.

## Solicitors

Skelton Callendar, 1st Floor, 19 Crescent Business Oark, Lisburn BT28 2GN

## Plans, Areas, and Schedules

These are based on the Declaration of Identity and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

## Sale Details

The property is being offered for £445,000 (Four Hundred and Forty-Five Thousands Pounds Sterling).

## Ratable Value

We are advised by the Land and Property services website that the rates payable are £2,397.87 for 2023/2024.

## EPC Performance Certificate

D59

## Fixtures & Fittings

All fixtures and fittings are included in the sale.

## Services

Oil-fired & wood pellet heating system, beam vacuum system.  
Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

## Entry & Possession

Entry is by agreement.

## Offers

Offers may be submitted to the selling agents Savills, Longbridge House, 16-24 Waring Street, Belfast.

## Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

## Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

## Listing Status

Grade B

## Wayleaves and Rights of Access

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

## Generally

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.





**FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT SAVILLS BELFAST:**

**MEGAN HOUSTON**

T: +44 (0) 28 9026 7826

M: +44 (0) 75 8309 7723

Email: [megan.houston@savills.ie](mailto:megan.houston@savills.ie)

**ALEX PELAN**

T: +44 (0) 28 9026 7829

M: +44 (0) 74 8408 6469

Email: [alex.pelan@savills.ie](mailto:alex.pelan@savills.ie)

Disclaimer Savills: These particulars are issued by Savills on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, Savills for themselves and for the vendor/lessor whose agents they are, given notice that – (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither Savills, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. February 2024

